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These Are Ideal Homes The Location In finest residential section of Washington Heights, the healthiest part of New York. 720 W. 170th St.

The House Newly constructed elevator building; every modern im-The Rooms

In Suites of 3, 4 & 5 exceptionally well arranged and beautifully decorated.

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In New Buildings, having the very latest improvements, 3 blocks west of Dyckman St. Subway Station and one short block east of Broadway.

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One Block South of Bway.
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2 Blocks From Jerome Av. Subway Station-153d St.

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TWO AND THREE ROOM SUITES
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7 rooms and 2 baths
Parquet floors, all modern improvements
Rent \$175 Monthly
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COULD offer you first, second mortgages or building loans; applicants waiting. S. L.
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WE have a number of West Side private
dwellings for rent, \$200 and up. COUGHLAN & CO., Inc., 200 W. 72d.

WM. P. JONES & SON,
1358 Breadway. Tel. 0207 Fitz Roy.

From Battery to 14th St., Inclusive. APARTMENT HOUSE, GREENWICH VILLAGE.
TO LEASE, LONG TERM, REASONABLE.
AMES & CO., 26 WEST 31ST. GREENWICH VILLAGE, 121 Lercy st.— Three family house; plot 22x82; 11 rooms, 2 baths; price \$15,600; terms. DUROSS, 155 West 14th.

GREENWICH VILLAGE.—Dwelling, Charlest, 3 story and basement, 20x85, suitable three families or residence; price \$17,500 DUROSS, 135 West 14th.

SOLD to close an estate, 11th st., close to 5th av., three story, 25 feet house, electric light and hardwood fleors; excellent condition, and possession. R. TELFAIR SMITH 11 E, 10th st.

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FOUR story and basement dwelling in the East 90s, adjacent to 5th av.; immediate FURNISHED or unfurnished house for lease; will lease attractively furnished American basement home, East dos. SHER-WOOD, 17 West \*\*th st. Vanderbilt 8145. LEXINGTON AV., 1437 - Newly renovated four story single flat, \$22,500; cash required \$5,000. J. LEMLE, 500 East 88th st.

MADISON AV. CORNER in 70's: lowest price, \$150,000. Can rent for \$12,000 a year net or more. Principals. WOLFSON, 103 Fark av. (41st st.).

SIN 5 story tenemonts; 403, 405, 407, 409, 411 and 413 E. 106th st., covering a piot 150x 100; rents from Oct. 1 about \$12,000; price \$265,000, easy terms; fine location for storace, factory or garage; full commission to brokers. EXCELSIOR SAVINGS BANK, 6th av. and 23d st.

Above 14th St. to 59th St. (Inclusive). East fliver to North River. EAST 50's-\$13,000 will buy small tenement future value; principals. WOLFSON, 10 Park av. (41st st.).

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Rent \$9,000; Terms to Suit.
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Near Graniercy Park, 14 rooms, steam electricity; possession; suitable for business \$21,000. electricity; possession; suitable for business; \$21,009.
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TIMES SQUARE corner plot, containing office building and theatre; will sacrifice to
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THREE story two family dwelling, 16 room extension; possession; 430 West 18th st. price \$12,000. DUROSS, 155 West 14th. VICINITY GRAND CENTRAL.
Two five-story apartment buildings; rental
\$12,450; at bargain price; reasonable terms;
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107H 5T., 225 West, near 7th av.—Pour story, 20x103; 16 rooms, bath; easily al-tered apartments, residence; possession; price \$15,000, DUROSS, 155 West 14th.

30 foot five story double apartment house below 50th st., near subway and elevated for sale; good location; price very low an small amount of cash will purchase southle FLAT, box N 1474 Herald, Harlem 408.-Private 15 room house, excellent condition, \$4,000 cash. OWNER, Vand'b': 3012

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122d st. high class dwelling, 3½ story, 11
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Riverside Drive corner, below 100th st.,
elevator apartment house; low rents, \$108,000 price, 8570,000; desirable terms.
On Broadway, below 116th st.; great future; desirable apartment house; low rents,
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Vicinity Broadway and 103d st., desirable
apartment house; rents, \$37,000; price, \$205,-\$3,000; price, \$110,000. Vicinity Broadway and 103d st., desirable apartment house: rents, \$37,000; price, \$205,-000; desirable terms.

Fine large modern corner apartment house: rents \$100,000; price, \$350,000. Vicinity Broadway, 181st st.; desirable apartment house; 20 rooms on a floor; old low rents, \$9,300; little over \$7 per room; can be over \$10,000; price, \$58,000; desirable terms.

PORTER & CO., 150 West 125th St.
IMMEDIATE possession; dwelling, West
126th st.; three story, ten rooms; size 18x
160; price \$14,000; easy terms.
PORTER & CO., 150 West 125th St.
FOUR story an basement, West 73d st.
near sub station, 21x102; parquet throughout, electric lights, vapor heat, 15 rooms, 5
baths, perfect condition; vacant, will sacrifice; cash \$8,000. COUGHLAN & CO., Inc.,
200 W. 72d. M. H. GAILLARD & CO., 83d and Broadway.

FIVE story American basement, W. 71st at.,
near 72d et. sub ration; electricity and
parquet; vacant; \$20,000, cash required,
\$4,000. COUGHLAN & CO. Inc., 200 W. 72d.

OWNER authorizes us to dispose at a bargain his beautiful five story American
basement home, located between West End
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possession. For particulars apply WOOD,
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only \$2,500 cesh required: pre-war price.
Keys at this office, M. H. GAHLLARD & CO.,
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SEVEN room house, corner in park, all conveniences, perfect condition: price \$13,000,
Y4,000 cash. Phone New Rochelle 604W.
TANPAYER.—Choice corner store property,
Sth av. below 116th st.; Size 125x160; rent
\$18,000; price \$156,000; offered to close estate.

PORTER & CO., 159 West 125th St. WEST 122d St.—Handsome 20 ft. dwelling electric light, two baths, parquet floors price \$21,000; terms to suit. PORTER & CO., 159 West 125th St. WEST 125TH.—Four story business buildin for sale at sacrifice: terms arranged ERNEST T. BOWER, 271 West 125th.

WE have a great variety in private for sale; reasonable. IDEAL REALTY CO., 33 West 125th at. WEST SIDE dwelling for sale. M. H. GAIL-LARD & CO., 2209 B'way. 7STH, 322 West (or off Riverside Drive).— My five story American basement beauty: modern throughout: immediate possession rent \$4,800, sell \$39,750. Caretaker after noons. Nothing nicer. noons. Nothing nicer.

97TH ST., 41 W.—4 story dwelling; immediate possession, SHARUM, 170 B way.

12:TH ST. and 5th Av.—Private house, 4 story and basement; bargain. MULVI-HILL & CO., 110 East 125th.

92D ST., near Columbus av.—Four story hig stoop brownstone front private dwelling all improvements; price \$35,000, asking will make terms; immediate possession Principals apply E. E. THOMAS, 1029 Am sterdam av. Telephone \$106 Audubon.

302 COLUMBUS AV.

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near 74th et., is offered for sale or exchange. Owner, CHARLES M. HEYMANN,

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\$8,060 CASH AND EASY TERMS
BUYS RIVERSIDE DRIVE.

Four story and basement, brick and stone
private residence, 13 rooms, 3 baths, hardwood floors, electric lights, open plumbing:
will sell for \$40,000, which is \$10,000 under
cost: must be seen to be appreciated; only
3 blocks from 56th et. subway station. Apply through your broker, or write Owner,
Suite 625, 30 East 42d st.

\$50,000 for fine dwelling in 90's, near River-Suite 628, 30 Past 420 st. \$50,000 for fine dwelling in 90's, near River-side Drive; possession; principals. WOLF-SON, 103 Park av. (41st st.).

ATTENTION, BUILDERS, OPERATORS, 200x100, SOUTHWEST CORNER REAMAN PARIOR, AND 204TH ST., LIBERAL BUILDING AND PERMANENT LOAN FOR 5 OR 6 STORY WALK UP APARTMENTS; NEAR TWO SUBWAY STATIONS. FULL COMBEAUTH

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MISSION TO BROKERS.

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1540 BROADWAY. TEL BRYANT 341.

WASHINGTON HEIGHTS, near Broadway, 5 story near law walk-up; sell about 5 times old rents; cash required \$17,000.

\$35,000 will buy 75x100 elevator; fine condi-tion; best part of Washington Heights, ad-jacent subway station; price about five times the old ront and very favorable terms. ELEVATOR, box N 1472 Herald, Hariem.

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BRICK and stucco Colonial residence, just completed; six rooms, bath, sun parior; fireplaces and parquet flooring, the fireplaces and parquet flooring, to cample the fireplaces and parquet flooring, to cathon, view ideal; plot 10x100, 442 West 238th st., two blocks west of Broadway. Owner prem-

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AN 8 ROOM stuceo house, furnished com-plete, to rent to June 1, 1922, with garage, hot water heat, water front sun porch; 12 miles from city, \$1,000. JOHN J. FOX, 1910 Bathgate av., Bronx. BUILDERS WILL TAKE LOTS in exchange for new corner apartment; tax exempt: \$15,000 equity over first mortgage. SLAWSON & HOBBS, 162 WEST 72D ST.

electric lights. W. D. MORGAN, 3578 B'WAY (147TH ST.) DESIRABLE houses, centrally located, for sale and for rent, furnished or unfurnished. SANDERS & JOHNSTONE, 500 5th av. Vanderbilt 10357.

FULLY EQUIPPED DENTAL OFFICE FOR SALE IN THE 40S. FOR INFORMATION APPLY D 537 HERALD, 289 BROADWAY.

5275 per month. ERICE.

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lent subway; nine rooms, bath, electricity, garage; desirable plot; \$3,000 mortgage can remain; mus sell; leaving city. 22 Van Ceriear place.

MODERN 7 STORY, 50x100, on prominent thoroughfare; rents \$28,800. First mortgage \$101,000, 5%; easy terms. Large net return.
SLAWSON & HOBBS, 102 WEST 72D ST.

UNUSUAL OPPORTUNITY
35,000 REQUIRED QUICKLY
EAST SIDE APARTMENT HOUSE,
s apartments, six and seven rooms cach,
'ully rented; low rentain, average \$1,000,
'rice \$175,000; mtge. \$140,000; income \$29,000
NET INCOME, 33%. NO BROKERS,
JESSE C. BENNETT, 512 5th av.

TO CLOSE AN ESTATE—76th st., near Central Park; 22 ft., 4 story dwelling, full depth extension; cash \$12,000; immediate possession. Apply A. V. AMY & CO., 100 W. 72d st. Columbus 5800. W. 12d st. Columbus 5800.

SMALL apartment house for rent in 50, be tween 5th and 6th ava., brand new, read; for occupancy; six stories, 24 rooms, 11 baths, elevator, arrect steam. WM. A WHITE 4 SONS, 46 Cedar st. Tel. John 5700.

BRONX-Private dwelling, seven rooms and bath, with improvements; near 163d st.; price 47,500; small amount cash. A. G. THOMPSON, 2257 7th av. Phone Morning-

CORNER, three story, two apartments and three stores; price \$12,500; estate will take back 60% mortgage, five years. GEO SAUER, Yorkville Bank Bidg., corner 85th st. and 3d av.
CONCOURSE, 2034 (Corner Burnside Av.)—Three blocks to everyone station; four room 11 room house for sale, all improvements Call Richmond Hill 4941 M.

HIGH CLASS one family house, 9 rooms, on Tremont av, within 6 minutes' walk of subway; \$16,000. Splendid one family house, 60x100 plot, up to date in every particular; \$12,000. Two family houses, immediate possession; \$4,500 to \$11,000. COKELEY, 122 Westchester sq., 3150 East Tremont av. INVESTOR please note: Concourse apts., rents \$134,000, 20% cash; tax exempt; long morkgage. ATTORNEY, E 1534 Herald, Bronx. LISTEN. BUILDERS— Lots in University Heights can now burchased 25 per cent cheaper than two months hence, some choice plots, with subollination.

DOUGLAS-GETTELL, 6 West Fordham road. Fordham 6214.

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MT. HOPE PLOT. NEAR CONCOURSE,
Plot of eleven lots, best section,
Will divide. Price right.
SHAW. ROCKWELL & SANFORD,
1 W. 125th at.

Tel. Harlem 8400.

SUBWAY corner, Bronx, 100x118, Woodycrest
av. and 162d st., \$40,000. OWNER, 1219
East Ocean, Long Beach, Cal.
TWO family brick bouse, Bay Ridge, 14
rooms, handsomely, completely furnished;
all improvements; double garage; new; one
block subway; excellent location; first floor
rented, \$150, \$18,000. JOHNSON, 157 W.
Suth.

WEST BRONX new law corner, three, four and five rooms and bath; all improvements; sell for about 5½ times old rents; tash required \$18,000. WOFE & CO. 200 Broadway.

I family brick, 15 rooms, all improvements, West Bronx; price \$15,000. KOEHM. Tel. Fordham 6587.

BAY RIDGE—One family brick, with garage, 87th st., between 3d and 4th aws.; 2 min-utes walk to 4th av. subway, 30 minutes to Times Square; ready for occupancy Oct. 1; price \$11,000; cash \$2,500; tax exempt. See these before buying elsewhere, 368 87th st.

BAY RIDGE,—Stucco, 6 rooms and bath, sun parlor, driveway, all improvements. 222 90th st. Subway 86th st. and 4th av. OWNER.

MISSION TO SPOKERS.

JOHN P. KIRWAN.

JOHN J. M. A STANDARD STANDARD

excellent condition; price reasonable; \$4,000 cash, 418 East 3d st.

FLATBUSH, duplex, two family, doctor's corner for 12 years; 17 rooms, 3 baths, modern, garage; bargain, possession. Write HEACH, 1200 Av. H. Brooklyn, N. Y.

FOR sale, in Brooklyn, 1 family limestone, 2 story and cellar; 7 rooms and bath, bot water heat, parquet and electricity; 1 block to subway station; first class condition; price \$10,750; terms to sult. WH.LIAM F.

Well furnished, 8 room house at Manhattan Beach; large plot; first class condition, TAYLOR REALTY CO., 631 Nostrand av. Lafayette 2493.

WHY do you continue to pay such high rents, when you can own your own home with your present rental and a small cash deposit? It will pay you to call and inspect these new one family house, with garages. They are exceptionally well built, with sun parior, 3 to 5 befrooms and bath; all modern conveniences; they are accessibly located in the residential section of Bay Ridge, Brooklyn, at 6th av. and 68th st. Take 4th av. B. R. T. subway to Hay Ridge, av. Open for Inspection, HEALTY ASSOCIATES, 162 Remsen st., Brooklyn.

10 ROOMS, 3 BATHS, GARAGE.

EPLENDIDBROOKLYN HEIGHTSHOME LOCATED 3 MIN. FROM WALL ST. CONTAINING EVERY MODERN CON. VENIENCE; MUST BE SOLD AT COST. OPEN FOR INSPECTION ALL WEEK INTERBOROUGH SUBWAY TO CLARK ST. BROOKLYN; LOCATION, CORNER OHANGE AND HICKS ST., BROOKLYN.

CITY REAL ESTATE.

Borough of Queens-Sale or Rent.

Borough of Richmond-Sale or Rent.

REAL ESTATE-OUT OF CITY.

22D AV. SUBWAY station, two lots, W. 7th st. \$2.200; two lots, W. 8th st. \$3.300. AV. W STATION, two lots, E 1st st. \$2.200. LINDEN AV., near Utica av., plot 40x100, 83.300. MANHATTAN BEACH plot, 60x100, Hastings st. \$5.000; another, \$4,000. Easy terms. ROSEVILLE, box 13, Newark, N. J. 79TH ST., SOUTH (between 14th and 15th avs.)—Four two family houses, garage with each house, newly built. Apply on premises. ROSANELLE, phone South 3417.

FAR ROCKAWAY - Furnished all year in from house on jot 196x399; wonderful bungalow or hotel proposition; or will rest from October to April 30. Bryant 2511, or far Rockaway 1656. foot front near station; reasonable. 50 foot front, near station; reasonable. L 2050 Heraid, Heraid aq. FURNISHED house on Manhasset Bay; reoms, 2 baths; garage; ideal location; to rent for season or year, \$250 per month. Unfurnished house, 12 rooms, 3 baths; 2 car garage; for lease for 1 or 2 years; \$250 per month; immediate possession.

REAL ESTATE—OUT OF CITY.

THOS. O'CONNELL, Manhassett, L. I Phone 226.

FREEPORT, L. I.—Pretty semi-bungalow.
has 10 rooms and two baths; every modern
improvement; sun parlor, parquet floors,
double garage; near station and trolley; for
only \$5,900; terms arranged. Other real
bargains in bungalows and cottages at reduced prices and easy terms. Open Sundays,
H. F. ALBRIGHT, store, 3 Railroad av.,
Freeport; phone 1396.

COLLEGE POINT.—Seven room house, auto driveway, all improvements; best residential section; 5 minutes from train and trolley; price \$10,500; worth while to investigate if interested in nice home; terms to suit. Phone 3831W Flushing, OWNER.

ELEVEN room house for sale, all improvements. Call Richmond Hill 4941-M.

H. F. ALBRIGHT, store, 3 Railroad av., Freeport: phone 1396.

FOR RENT, Cadarhurst, L. I. Ready for occupancy, 5 rooms, 2 baths: garage attached; all conveniences.

Phone 6875 Schuyler or Woodmere 3038.

Great Neck, two acre estate; beautiful grounds, tennis court; 8 bedrooms, 3 baths; near station; 8350 per month.

1270 Broadway. Phone Great Neck 35.

FLUSHING, LONG ISLAND.—New tax exemption; 6 rooms and bath; also 7 rooms, 2 baths; up to date, improvements; large plet; good location; resonable down payment; balance like rent. P. H. REEVE 229.

Broadway. Ask for Wilson. Cortlandt 3262.

FOR sale, substantial acreage plots, directly on Sound, within 35 minutes of Penn. station; the best shore frontage plots to be placed on market in years. EDWIN P. ROIS. Whitestone, L. I.

FOR SALE—BRIGHTWATERS

Twelve room house, overlooking bay on one acre plot; \$16,000, \$2,500 cash; possession at once. J. WEHN, Phone 624W, Bay Shore, L. I.

FLORAL PARK, Long Island—Two family

station. Phone 2400 Jamaica.

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